

024.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

949,200 / 949,200

USE VALUE:

949,200 / 949,200

ASSESSED:

949,200 / 949,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50-52		WALDO RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MATOS HUMBERTO & LEOTILDES/	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 50 WALDO RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: MATOS HUMBERTO & LEOTILDES -	
Owner 2: -	
Street 1: PO BOX 979	
Twn/City: ONSET	

St/Prov: MA	Cntry
Postal: 02558	

Postal: 02558	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2815 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							15646	
104	5410.000	483,400		465,800	949,200							GIS Ref	
												GIS Ref	
												Insp Date	
												07/21/17	

Total Card	0.124	483,400		465,800	949,200							Entered Lot Size	
Total Parcel	0.124	483,400		465,800	949,200							Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	337.22	/Parcel:	337.22						Land Unit Type:	

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	483,400	0	5,410.	465,800	949,200		Year end	12/23/2021			
2021	104	FV	463,100	0	5,410.	465,800	928,900		Year End Roll	12/10/2020			
2020	104	FV	463,600	0	5,410.	465,800	929,400		Year End Roll	12/18/2019			
2019	104	FV	365,000	0	5,410.	495,000	860,000		Year End Roll	1/3/2019			
2018	104	FV	365,000	0	5,410.	361,000	726,000		Year End Roll	12/20/2017			
2017	104	FV	344,400	0	5,410.	314,400	658,800		Year End Roll	1/3/2017			
2016	104	FV	344,400	0	5,410.	267,900	612,300		Year End	1/4/2016			
2015	104	FV	310,300	0	5,410.	262,000	572,300		Year End Roll	12/11/2014			

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	483,400	0	5,410.	465,800	949,200		Year end	12/23/2021			
2021	104	FV	463,100	0	5,410.	465,800	928,900		Year End Roll	12/10/2020			
2020	104	FV	463,600	0	5,410.	465,800	929,400		Year End Roll	12/18/2019			
2019	104	FV	365,000	0	5,410.	495,000	860,000		Year End Roll	1/3/2019			
2018	104	FV	365,000	0	5,410.	361,000	726,000		Year End Roll	12/20/2017			
2017	104	FV	344,400	0	5,410.	314,400	658,800		Year End Roll	1/3/2017			
2016	104	FV	344,400	0	5,410.	267,900	612,300		Year End	1/4/2016			
2015	104	FV	310,300	0	5,410.	262,000	572,300		Year End Roll	12/11/2014			

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	483,400	0	5,410.	465,800	949,200		Year end	12/23/2021			
2021	104	FV	463,100	0	5,410.	465,800	928,900		Year End Roll	12/10/2020			
2020	104	FV	463,600	0	5,410.	465,800	929,400		Year End Roll	12/18/2019			

PREVIOUS ASSESSMENT		
---------------------	--	--

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

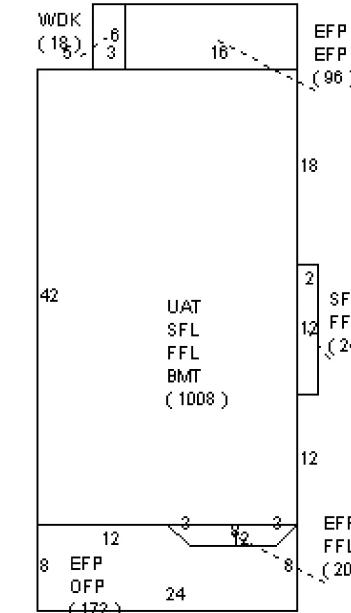
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	104						

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB 1

OTHER FEATURES

Kits:	2	Rating: Average
A Kits:	1	Rating: Average
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	10	4	

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.15383875
Const Adj.:	0.96049803
Adj \$ / SQ:	199.487
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700586
Depreciation:	217182
Depreciated Total:	483404
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	483400
Before Depr:	199.49
Val/Su Net:	123.38
Val/Su SzAd:	231.96

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,052	199.490	209,860						
SFL	Second Floor	1,032	199.490	205,870	BMT	100	RRM	50	A	
BMT	Basement	1,008	79.300	79,930	UAT	100	FLA	90	A	
EFP	Enclos Porch	384	32.960	12,656						
UAT	Upper Attic	252	133.660	33,681						
OPF	Open Porch	172	25.060	4,311						
WDK	Deck	18	15.370	277						
	Net Sketched Area:	3,918		Total: 546,585						
	Size Ad	2084	Gross Area	4674	FinArea	2815				

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc